TOWN OF CAMILLUS
PLANNING BOARD MINUTES
January 28, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Don Klaben
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Steven James, 4th Ward Councilor
1 other person

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Fonovich Subdivision **TM #: 006.-01-01.0**
6056 Breed Road
Preliminary Site Plan Approval

David Jones, attorney for the applicant, appeared to address the application.

Mr. Jones noted the incorrect tax map number on the Preliminary Plat and agreed that it will be corrected on the Final Plat.

He explained that his client is interested in selling the property and is proposing a subdivision in order to lower the price and take off land value to make the lot more acceptable to the buyer. He stated that the property to the south has a similar flag lot with 2 residences. Chairman Fatcheric noted that the lot drops 100 feet based on topography and there could only be one additional house, if any, built. Mr. Jones is not aware of the utility of the property and stated that his client has no development plans and does not intend to market the back lot at this time.

Mr. Klaben questioned the clearing of trees in the back of the lot based on Google Earth, which is within 2 years, and asked if it was recent. Mr. Jones does not have any knowledge and it does not necessarily appear to be recent.

Mr. Czerwinski asked for Lehr Land Surveyors to check the acreage because Application and Tax Map number of 15.02 acres does not match listed property number.

Mr. Jones will check and have it corrected on Final Plat and tax map, along with the tax parcel number.

Preliminary Plat Application and SEQR are on file.

Mr. Mallore moved to close Sketch Plan Application. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to set the Public Hearing for the next meeting on 2/11/19 at 7:00 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS:

Rolling Meadows – Section 2 Subdivision **TM # 020.1-01-01.0**
Scenic Drive

1) Construction Drawing Approval
2) Final PLAT Approval

Postponed to next meeting on 2/11/19 due to conflict.

Tumblerock Apartments
4801 West Genesee Street
Parkland Fees

Mr. Mallore moved to assess Parkland Fees for 84 units. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION:

Chairman Fatcheric gave Ms. Sauer completed Planning Board member Registration forms for municipal training at Onondaga County Annual Planning Symposium.

MINUTES

Several Board members were not in receipt of the December 10, 2018 Minutes, so they will be sent to members and considered at the February 11, 2019 meeting.

CORRESPONDENCE

Ms. Lauer moved to approve payment of $3345.25 of which $3090.25 is recoverable to Barton & Loguidice P.C. for Rolling Meadows engineering fees. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve payment of $50.00 to Onondaga County Planning Federation for Town's annual dues. Mr. Cesta seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
Not present

COMMENTS OF THE ENGINEER
None

COMMENTS OF THE BOARD
None

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:13 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
February 11, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Don Klaben
George Dooher
Tracy Lauer
Jason Mallore

STAFF PRESENT:
Paul Czerwinski, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 4 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
Fonovich Subdivision **TM #: 006.-01-01.0**
6056 Breed Road

David Jones, attorney for the applicant, appeared and advised changes were made for accuracy of tax map.

Mr. Dooher moved to close Public Hearing. Mr. Klaben seconded the motion and it was unanimously approved.

NEW BUSINESS:
Laurence E. Volan and Sara Warner **TM # 006.-1-01-08-3**
6025 Devoe Road
Lot Line Realignment Plan Review

Laurence Volan, applicant, appeared to address the application. Mr. Volan explained that Paul Dudden is proposing to sell him and Ms. Wagner an approximate 10 feet x 380 feet wide strip on south border of property to correct an encroachment and provide better access to remainder of property.

Mr. Mallore moved for lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Ms. Lauer seconded the motion, and it was unanimously approved.

Mr. Curtin proposed a resolution for the Planning Board to approve the lot line realignment and allow appendage of the 10 feet strip of land on south end of property line. Chairman Fatcheric noted that Code Enforcement Officer Tom Price confirmed that although the side yard setback should be 10 feet per town regulations but appears to be a minor encroachment caused by a step of the deck, the issue is seen as de minimus.

Mr. Curtin requested the Zoning Enforcement office to draft a memo regarding this issue and place it in the property file in the event of a future inquiry such as a zoning compliance letter. Chairman Fatcheric added that a copy of the recorded deed would be submitted for the file, and Mr. Curtin agreed.

Mr. Mallore made a motion to record the deed as stated. Mr. Cesta seconded the motion and it was unanimously approved.

OLD BUSINESS:

Rolling Meadows – Section 2 Subdivision **TM # 020.1-01-01.0**
Scenic Drive

1) **Construction Drawing Approval**
2) **Final Plat Approval**

Mr. Czerwinski stated that a letter was sent in November 2018 to the Planning Board regarding the Construction Drawing plan being in accordance with regulations. Mr. Curtin stated that Mr. Petosa provided copies of restrictive covenant, and he sees no revisions needed and advised for them to be recorded or filed along with the subdivision map.

Chairman Fatcheric mentioned 2 separate resolutions: Construction Drawing Approval and Final Plat Approval. Mr. Curtin confirmed.

Ms. Lauer made a motion to approve the Construction Drawing. Mr. Cesta seconded the motion and it was unanimously approved.

Mr, Klaben made a motion to approval the Final Plat with 21 additional lots subject to covenants, restrictions and Parkland fees. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Mallore moved to assess Parkland fees for 21 lots. Mr. Dooher seconded the motion and it was unanimously approved.

Fonovich Subdivision **TM #: 006.-01-01.0**
6056 Breed Road

Final Plat Approval

David Jones, attorney for the applicant, appeared to finalize the application. Mr. Jones provided a copy of Final Plat application and payment.

Chairman Fatcheric advised that the Board did not declare lead agency at the last meeting. Mr. Curtin approved the Board to declare it tonight.

Mr. Cesta moved to declare lead agency status on SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Dooher moved to declare unlisted action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare approval of the Preliminary Plat. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare approval of the Final Plat. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to assess Parkland fees for one additional lot. Ms. Lauer seconded the motion and it was unanimously approved.

DISCUSSION:

Chairman Fatcheric confirmed that all Board members will be attending the Onondaga County Annual Planning Symposium.

MINUTES

Mr. Cesta moved to approve the minutes from December 10, 2018 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from January 28, 2019 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

CORRESPONDENCE

Mr. Mallore moved to approve payment of $420.00 for Onondaga County Annual Planning Symposium early registration fee for 6 Board members. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve payment of $3469.71 to Barton & Loguidice P.C. for Board meetings and Rolling Meadows subdivision fees before determining amount that is recoverable due to Ms. Sauer being new to clerk position. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve payment of $1575.00 to Curtin Law Firm for Planning Board and subdivision work before determining amount that is recoverable due to Ms. Sauer being new to clerk position. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF THE BOARD
Mr. Cesta requested to be excused from next meeting on February 25, 2019, due to travel.

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:18 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
March 11, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Don Klaben
George Dooher
Jason Mallore

STAFF PRESENT:

GUESTS AND MEMBERS OF THE PUBLIC
3 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Vona Family Trust **TM # 023.-01-30.3**
5524 Bennetts Corners Road
Sketch Plan Review

Robert Vona, applicant, appeared to address the application. Mr. Vona explained that approximately 4 acres of property land is being split into 2 acres to propose a sale which will result in a new house.

Mr. Vona confirmed that the lot was purchased from previous Forward Subdivision and that the surveyor found no record of deed restrictions or covenants to restrict any further subdivision. Mr. Vona also confirmed that Attorney Sam Costa and Engineer Stephen Sehnert have signed off on it.

Chairman Fatcheric explained the subdivision requirements and informed Mr. Vona that the request would have to be referred to County Planning because of the location.

Don Klaben questioned the farm area of the property based on Google Earth report. Mr. Vona advised that property is owned by his father and used for hay purposes.

Chairman Fatcheric advised that the next deadline to file County document is 3/22/19 and the next County meeting is 4/3/19, and also advised Mr. Vona to contact County DOT for driveway cut.

Chairman Fatcheric explained that the Forward farm is in an agricultural district and an Agricultural Data Statement form is necessary. He also explained the septic design process that is required.

Mr. Klaben moved to close Sketch Plan Application. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare lead agency under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a motion to refer to County Planning. Mr. Dooher seconded the motion, and it was unanimously approved.

Mr. Dooher moved to set the Public Hearing for the Planning Board meeting on 4/8/19 at 7:00 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS:
None

DISCUSSION:
None

MINUTES
Mr. Mallore moved to approve the minutes from February 11, 2019 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

CORRESPONDENCE
A voucher was received from Advance Media New York for Fonovich Subdivision legal posting fee rendered in February 2019 in the amount of $31.60. Mr. Klaben moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm for legal services rendered in January 2019 in the amount of $225.00, $0.00 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF THE BOARD
Mr. Cesta requested business cards for Planning Board Clerk Colleen Sauer. Chairman Fatcheric authorized Ms. Sauer to order the cards and bring voucher to next meeting.

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:16 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
April 8, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Tracy Lauer
Jason Mallore
George Dooher

ABSENT:
Don Klaben

STAFF PRESENT:
Paul J. Curtin, Jr., Esq.
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
2 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Benderson Development Company, LLC/ TM #s 048.-01-01.1 and 048.-01-02.0
Fairmount Fair Plaza
3501-3577 West Genesee Street
Amended Site Plan

Matthew Oakes, applicant, appeared to present the application. The purpose of the application is to request approval for a Talbots building-mounted sign, a Core Life building-mounted sign and a directory sign at the plaza. Mr. Oakes explained that the proposed Talbots and Core Life signs are larger than allowed by code but are consistent with other signage in the area regarding building frontage. The directory sign is proposed to be installed at the very end of the main drive aisle in the landscape island to show location of 4 tenants in the back building. Mr. Oakes advised that the Board is aware that prior approval was granted for additional expansion next to Michael's and visibility would be blocked more if and when expansion space goes through; signage would help with traffic flow and traffic circulation.

Chairman Fatcheric advised that the Board previously addressed the concern of the plaza being set back from Route 5/West Genesee Street and better view would be needed for the building signs. Mr. Oakes advised that the percentage will be slightly less than the largest increase allowed by Code.

Mr. Cesta questioned the monument sign next to Panera, which is in the Town of Geddes. Mr. Cesta stated that the largest sign is for Target which may not be necessary. Mr. Oakes stated that the sign would be 5'4" and would be directional for traffic, not for advertisement, and parts of sign are based on lease obligations to the tenants. Mr. Cesta asked if the drive aisle would be restricted if new buildout eventually goes through for the approved site. Mr. Oakes explained that the directional sign would be at far side of drive lane to be visible to drivers. Mr. Cesta questioned if the merchants requested more visibility. Mr. Oakes confirmed that the merchants mentioned more visibility and that Benderson Development has attempted to make tenants more visible and successful while also focusing on better traffic flow. Mr. Cesta asked if a sign would be placed at the bottom plaza exit due to the area and one-way ingress. Mr. Oakes stated that an additional sign can be added.

Ms. Lauer commented that the directional sign will be an advantage, and that Talbots and Core Life should work well together regarding traffic and parking.

Mr. Mallore agreed with Ms. Lauer but questioned if the height of the sign would increase if arrows were added. Mr. Oakes advised that the size would not change if the design is altered.

Mr. Czerwinski commented that the sign in the island should not obstruct the view of the incoming vehicles. Mr. Oakes advised that the sign would be set far enough back to conform to visibility.

Mr. Curtin reflected that the Planning Board looked at internal cross traffic, and he agreed with the sign for interconnectivity of traffic as long as there is no visual obstruction. Mr. Oakes agreed.

Mr. Cesta commented on the excellent landscaping of the site.

Mr. Cesta moved to declare Lead Agency. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare an Unlisted Action. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare a Negative Declaration. Mr. Cesta seconded the motion and it was unanimously approved.

Chairman Fatcheric asked Mr. Curtin if the exit changes discussed in this meeting should be included in the resolution. Mr. Curtin advised and Mr. Oakes agreed that the height or conformation of the sign would not be changed, and Mr. Curtin suggested that It should be approved subject to any modifications for directional purposes.

Resoution # 10

Mr. Cesta moved to approve the amended site plan amendment for Benderson

Development Company LLC for the location at 3501-3577 West Genesee Street, TM #s 048.-01-01.1 and 048.-01-02.0, as stated. Mr. Dooher seconded the motion and it was unanimously approved.

OLD BUSINESS:

Vona Family Trust **TM # 023.-01-30.3**
5524 Bennetts Corners Road
Pending Public Hearing

Due to clerical error, the Public Hearing was not set for this meeting. That notwithstanding, Mr. Curtin advised that the Board cannot publish this for Public Hearing until the client provides required documents and fees and proper referral is submitted for County meeting.

MINUTES

Mr. Dooher moved to approve the minutes from March 11, 2019 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for Board Meetings and legal services rendered in February 2019 in the amount of $450.00, $0.00 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve payment of $369.75 to Barton & Loguidice P.C. for Board meetings and Rolling Meadows subdivision fees, $119.75 which is recoverable. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF THE ATTORNEY

Mr. Curtin brought up the potential Medical Marijuana Act in New York and its effect on land use and zoning, which is not being addressed yet in the Town code. Mr. Curtin will share this with the Town Attorney since the Town needs to set standards and formulate a local law to set reasoned conditions based on zoning for health, welfare and public safety.

COMMENTS OF THE BOARD

Mr. Mallore questioned if the Bubble-Up Car Wash painting issue was being addressed due to the improvement in the weather. Chairman Fatcheric advised that it would be a Code issue and that Mr. Price is aware and Mr. Curtin can speak with Mr. Price advising that it has been observed that the site plan has not completed apparently due to weather-related issues. Mr, Mallore agreed that would be the best option.

Ms. Lauer agreed with the painting issue and also brought up the safety issue in the front of the building, which was approved conditionally.

Mr. Cesta commented that he meets with Zoning and the Town Board twice a year representing the Planning Board regarding the future of the comprehensive plan and the solar issue is still pending. Mr. Cesta also commented on the Medical Marijuana Act and agrees that the Planning Board, Town Board and Zoning need to have a position regarding use. Mr. Cesta also commented on the Bubble-Up Car Wash, and Mr. Curtin will reach out to Code Enforcement.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:34 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
April 22, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Tracy Lauer
Jason Mallore
George Dooher
Don Klaben

STAFF PRESENT:
Paul J. Curtin, Jr., Esq.
Paul Czerwinski, Engineer
Tom Price, Code Enforcement Officer

GUESTS AND MEMBERS OF THE PUBLIC
3 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Widewaters Milton Avenue Company/ Enterprise Rent-a-Car
3696 Milton Avenue
Amended Site Plan
TM #s 017.-04-02.1

Phillip Snyder, applicant, appeared to present the application. The purpose of the application is to request approval of a rental branch for Enterprise Car Rental at the plaza. Mr. Snyder explained that the proposed change would be a new overhead door at the east side of the building for access to a cleaning bay, not public vehicles, with no other service options. The change would cut the curb and grass for the installation of a sidewalk with no change to parking spaces. There would not be any petroleum products on site. Mr. Snyder confirmed that most of the cars would be rented out and would not impact the parking area and that there would be no change to façade or color of the building. The only additional lighting would be from the signage and security lights on the east elevation of the building.

Mr. Curtin addressed the exterior lighting being dark sky compliant and that cut sheet would be brought to Code Officer. Mr. Snyder confirmed it would be done.

Mr. Price and Mr. Curtin agreed that there does not appear to be a parking issue.

Ms. Lauer recused herself from discussion due to conflict of interest (she is an employee of the landlord).

Mr. Cesta moved to declare Lead Agency. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Dooher moved to declare an Unlisted Action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare a Negative Declaration. Mr. Cesta seconded the motion and it was unanimously approved.

Resolution # 11
Mr. Cesta moved to approve Amended Site Plan as submitted. Mr. Klaben seconded the
motion and it was unanimously approved.

OLD BUSINESS:
Vona Family Trust **TM # 023.-01-30.3**
5524 Bennetts Corners Road
Set Public Hearing

Chairman Fatcheric advised that the Public Hearing would be held at the 5/13/19 Planning Board meeting at 7:05 p.m.

Mr. Cesta moved to set the hearing. Ms. Lauer seconded the motion and it was unanimously approved.

DISCUSSION
None

MINUTES
None

CORRESPONDENCE
A voucher was received from Curtin Law Firm for Board Meetings and legal services rendered in April 2019 in the amount of $375.00, $0.00 of which is recoverable. Mr. Cesta moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF THE BOARD
The Board members discussed the legalization of marijuana issue. Mr. Curtin confirmed that it cannot be excluded when legalized, but it can be regulated. The Board will continue to review the draft of the law in order to be prepared when it is approved.

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:20 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,
Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
May 13, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Don Klaben
Tracy Lauer
Jason Mallore

ABSENT:
George Dooher

STAFF PRESENT:
Paul Czerwinski, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
Approximately 12 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:

Vona Family Trust **TM # 023.-01-30.3**
5524 Bennetts Corners Road

Mr. Mallore moved to waive reading of the legal notice of the Public Hearing as advertised. Ms. Lauer seconded the motion and it was unanimously approved.

Robert Vona, applicant, appeared and explained that approximately 4 acres of land is being split into 2 acres to propose a sale which will result in a new house for potential buyers who are present. There were no questions or comments from Board Members, Attorney and Engineer, or the audience.

Mr. Klaben moved to close Public Hearing. Mr. Cesta seconded the motion and it was unanimously approved.

NEW BUSINESS:

Township 5/Live @ 5 **TM # 017.-05-65.1**
Township 5 Development – Hinsdale Road
Extension of Temporary Site Plan

Joe Goethe of The Cameron Group, LLC, developer of Township 5, applicant, appeared to address the application. Mr. Goethe presented the request for extension of the Temporary Site Plan Approval of the Live @ 5 event (this will be the 3rd year). The event is to be held on Wednesday evenings from June until the start of the State Fair. It will be located in front of the Movie Tavern, with the stage in front of Mitsuba and a beer truck, rest rooms and tents, as set up last year. The beer will be catered by Diamond

Catering and there will be hired security and maintenance, with tents being taken down the following day. The event has been held the last two summers and has been very successful. Mr. Goethe advised that the event could attract approximately 350-600 people per event, depending on the bands. He also mentioned that West Genesee and Westhill High Schools have held raffles and the Food Pantry and other organizations have raised money at the event.

Ms. Lauer questioned if there have been any changes since last year. Mr. Goethe stated there would be no changes. Ms. Lauer commented that that the Live @ 5 event worked smoothly last summer, and Mr. Goethe confirmed that it was successful partly due to the transition and change in vendors (changes are noted in the Minutes from the 5/14/2018 meeting).

Mr. Cesta asked if there were any changes in traffic flow due to the current construction. Mr. Goethe advised that parking is still open and the construction area is fenced off. He explained that one drive aisle is closed off but most people enter from a different aisle and there is clear pedestrian traffic.

Resolution # 12:
Ms. Lauer moved to declare lead agency status. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare this an unlisted action under SEQR. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration. Mr. Klaben seconded the motion, and it was unanimously approved.

Ms. Lauer moved for Extension of the Temporary Site Plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Buranich Funeral Home **TM # 065.-03-04.1**
5431 West Genesee Street
Amended Site Plan Application

Sam Buranich, applicant, was present with his parents, Sam and Ann Buranich, to propose an amended site plan which would replace hedgerow of hemlocks with 6-foot wood-grained, vinyl fence. Mr. Buranich cited that the hemlocks are dying and attracting more deer, and the fence would deter deer and prevent ticks. Mr. Buranich mentioned that the fence would also be installed for safety purposes.

Chairman Fatcheric noted that no landscaping is permanent. Mr. Buranich agreed.

Mr. Klaben had no questions but mentioned that the fence line may not be approved on Sharon Lane due to variance. Mr. Curtin mentioned that hemlocks are natural product

and permissible in front yards; however, this is a corner lot which abuts Sharon Land and West Genesee Street so it is technically considered 2 front yards and Town regulations do not allow fencing in a front yard of this magnitude. Therefore, the Board cannot approve the amended site plan at this time and can only refer Mr. Buranich to the Zoning Board of Appeals (ZBA) to get a variance for the 63-64 feet of fencing (the ZBA is the only one that can grant relief of the strict application of the code). Mr. Curtin advised Mr. Buranich that his options would be to continue the application and make a referral to the ZBA, or to amend the application and only request approval for fencing on the southerly side portion of the property line. Mr. Buranich will proceed with the ZBA application and Chairman Fatcheric advised that the Board will make a referral.

Chairman Fatcheric granted continuation of the amended site plan, and Mr. Curtin advised that he will submit a letter to the ZBA. The letter will mention the direct application from the applicant and the Board's insight, and it will advise that this item will be continued on the agenda until the ZBA makes a determination.

Morris Tent Rentals dba TNT Fireworks TM # 017.-04-02.1
3724 Milton Avenue
Temporary Site Plan Application

Mr. Aaron Powell, applicant, appeared to present the application for a temporary tent sale of New York state-approved sparklers and sparkling devices from 6/20/18-7/5/15. Mr. Powell advised that it would be a 20x60 tent which would be set up 3-4 days before the event begins and it would be under security 24 hours-a-day, 7 days-a-week. Mr. Powell stated that the company is governed by the State and State Fire Marshal regarding products sold. He also stated that they have age limitations on sales. He is looking for town requirements and approval in order to get state permits.

Mr. Mallore asked if the applicant would advise the fire department what is being stored if the application is approved. Mr. Powell stated that they would make the fire department, police department and all municipalities aware of the tent. He also mentioned that the State Fire Marshal has to inspect the tent before it is opened for business and that the State Fire Marshal will let the local fire department know what is in the tent. Mr. Powell stated that they provide the operators with the allotted number of fire extinguishers and exit signs per State and national fire code.

Ms. Lauer recused herself from discussion due to conflict of interest (she is an employee of the landlord).

Mr. Cesta questioned the number of items that will be handled. Mr. Powell advised that there would be approximately 200 items and approximately $25,000 worth of products per tent, and that it would be restocked when needed. Mr. Cesta asked where the products are kept overnight. Mr. Powell advised that the operators are given the option to rent a storage unit to lock the products in or to stay on premise with the product overnight. He stated that many operators do shifts with people coming in at night so

that there is constant security. Mr. Cesta questioned if the customers are ID'ed, and Mr. Powell confirmed that they are and every customer has to be at least 18 years-old.

Mr. Klaben questioned the signage. Mr. Powell advised that there is an engineered floor planner layout for the tent in order to prevent or deter theft. He explained that almost everything put up is connected to the tent.

Chairman Fatcheric asked if there would be any type of lighting. Mr. Powell stated that there would be lighting inside the tent for the products and for overnight security. Mr. Powell also stated that all tents are required to have sides for enclosure. Chairman Fatcheric asked how the business is promoted for the short period of time. Mr. Powell advised that it is mostly up to the operators and that it is usually done through social media and by word-of-mouth. Chairman Fatcheric questioned the number of people who would be manning the tent. Mr. Powell said that there are typically 2 people inside the tent at all times, and that the operators are independent agents.

Resolution # 13:

Mr. Cesta moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration. Mr. Mallore seconded the motion, and it was unanimously approved.

Mr. Cesta moved for Extension of the Temporary Site Plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Benderson Development Company, LLC - Medical Office
5241-5399 West Genesee Street
Amended Site Plan Application

TM #'s 066.-01-10.1, 066.01-10.1/2, 066.-01-10.1/3, 066.-01-10.1/4

Mr. Matthew Oakes, applicant, appeared to present the application. It is requesting a site plan amendment allowing St, Joseph's Health to take approximately 16.500 square feet of space formerly held by Bon Ton. Mr. Oakes proposed a possible re-striping of part of the parking space between West Genesee Street and the former Bon Ton, with no encroachment into landscaping or change in curb lines. Approximately 45 parking spaces would be added. Main entrance would be for customers, patients and people coming into the facility. Side entrance would be for employees, with employee parking on that part. A new canopy would be added to the front entrance facing Applebee's and the front part would be updated with expansion and partial glass exterior. St. Joseph's Health signage would be added to existing sign band. Mr. Oakes stated that a second

sign is being proposed for the side facing West Genesee and that the size would be a little larger than allowed by Code, but the signage would be positive based on the site location and the distance from the road because it would provide a better view for people looking for the building.

Mr. Klaben questioned the need to add 45 additional parking spaces and stated that it may be a safety concern based on the dimension of the width and length of the parking area and entrance/exit spots. Mr. Oakes advised that the purpose is to re-use existing pavement and spaces could be eliminated in that area and moved to other side.

Mr. Czerwinski noted that the diagonal spots would have 9-foot width but the Town Code requires 10-foot width. He stated that the parking area would lose 2 spaces if the size was changed by 1-foot per spot. Mr. Oakes agreed with the change in size.

Mr. Klaben asked if there was a comprehensive plan for the building based on decline in department stores and space availability. Mr. Oakes stated that there is currently no overall plan. He mentioned that the goal is for St. Joseph's Health to be successful and possibly expand on the side facing Applebee's and furthermore. He noted that smaller retailers or restaurants may be attracted based on increase in traffic.

Mr. Cesta asked if approximately 25% of the space would be used by St. Joseph's. Mr. Oakes confirmed that it would be about 20%. Mr. Cesta questioned the hours of operation. Mr. Oakes advised that it would be used mainly for exam rooms and imaging during standard daytime hours. It would not be an emergency facility or open 24/7. Mr. Cesta noted the parking spaces which were previously used for snow storage. Mr. Oakes is aware of that. Mr. Cesta noted that the signage seems appropriate and questioned if there would be any lighting or landscaping changes. Mr. Oakes advised that there would be no exterior lighting, parking lot lighting or landscaping changes, just the addition of a few architectural lights on outside of entrance. Mr. Cesta asked if the signage would indicate specific use of the building. Mr. Oakes advised that it would only mention St. Joseph's Health.

Mr. Lauer questioned if handicap spaces would be removed from the West Genesee Street side. Mr. Oakes stated that the original plan was only to have handicap spaces available at front entrance side of the building but additional spaces can be added if the Board prefers. Ms. Lauer noted that additional handicap spaces would be needed on the other side of the building if there were handicapped employees and/or if extra spaces were leased out. Mr. Oakes agreed. Ms. Lauer asked if the facility would be strictly for office and not ambulatory purposes. Mr. Oakes advised that it would be used for exam rooms and imaging with no anticipation of ambulatory service. Ms. Lauer asked if it would be relocation of an existing facility. Mr. Oakes is not sure.

Chairman Fatcheric asked Mr. Curtin if the Board can now move forward as long as the applicant makes changes to the parking. Mr. Curtin stated that the applicant has agreed to (1) re-introduce handicap spaces on north elevation facing West Genesee Street, (2) eliminate parking spaces based on location of driving lane, and (3) decrease

number of parking spaces based on widening of diagonal spots. Based on health and safety issues, Mr. Curtin recommended that a modified plan showing parking spaces is submitted to the Town Engineer. Mr. Curtin noted that the approval would technically be a Planning Board decision and that the applicant has agreed to the changes that the Board has required, but the Town Engineer must see the plan and sign off on it in order to address health and safety issues. Mr. Curtin advised that the Board can continue with the application tonight contingent on the revisions being submitted to Mr. Czerwinski and his approval of them.

Resolution # 14:
Mr. Cesta moved to declare lead agency status. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Ms. Lauer seconded the motion, and it was unanimously approved.

Mr. Cesta moved for approval of amended site plan as submitted with proposed changes to parking and contingent upon engineering review. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS:

Vona Family Trust **TM # 023.-01-30.3**
5524 Bennetts Corners Road
Final Plat Approval

Chairman Fatcheric advised Mr. Curtin that the Board received the returned referral from County Planning with no implications. Mr. Curtin authorized the Board to continue with SEQR. Chairman Fatcheric noted that lead agency status was already declared.

Resolution # 15:
Mr. Cesta moved to declare this an unlisted action under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved for approval of preliminary plat as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Klaben moved for approval of amended plat as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to assess Parkland fees for 1 lot. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

Mr. Cesta moved to approve the minutes from April 8, 2019 as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the minutes from April 22, 2019 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION:

Chairman Fatcheric mentioned a referral from the Town Board to change the Municipal Code Chapter 30. Mr. Curtin stated that the proposal is to amend Section 405 of the Town Code entitled Prohibited Uses of the Existing Uses (Mr. Curtin cited the uses that are currently under this section). Mr. Curtin stated that the Town is adding additional use of resale of goods which would essentially be pawn shops. Mr. Curtin advised that the amendment has been referred to the Planning Board for an advisory opinion. All Board members were in agreement with the amendment. Mr. Curtin will email a letter to the Town Supervisor and members of the Town Board outlining the limited discussion that was held this evening. Councilor Flood advised that the Town Board meeting will be held tomorrow night, 5/14/19, and that she will announce the Planning Board's decision at the pre-meeting.

CORRESPONDENCE

None

COMMENTS OF TOWN OFFICIALS

Councilor Flood had no comments but was pleased to see everyone.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

Mr. Czerwinski advised that he received package from Dublin Development, who will continue working on more development of parcel of property at corner of Bennetts Corners and Warners Road. The package included stormwater and drainage plan, but did not include all drawings. Mr. Czerwinski will start to review stormwater, and he expects the applicant to submit application within next month to continue the project.

COMMENTS OF THE BOARD

None

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:40 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
May 29, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Tracy Lauer
Jason Mallore
George Dooher
Don Klaben

ABSENT:
Paul Czerwinski, Engineer

STAFF PRESENT:
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
3 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Morris Tent Rentals dba TNT Fireworks **TM # 065.-03-04.1**
5241 West Genesee Street
Temporary Site Plan Application
Applicant did not show. This will be moved to next meeting.
.

OLD BUSINESS:
Buranich Funeral Home **TM # 065.-03-04.1**
5431 West Genesee Street
Extension of Amended Site Plan Application
Chairman Fatcheric advised that the Code Enforcement Officer confirmed the Planning Board has authority to approve this project without going to the Zoning Board of Appeals. Sam Buranich, applicant, was present with his parents, Sam and Ann Buranich, to propose an amended site plan which would replace hedgerow of hemlocks with 6-foot wood-grained, vinyl fence. Mr. Buranich had provided pictures of existing fence, condition of hemlocks and new proposed fence.

Mr. Klaben questioned whether the fence should be 4-foot height on side road, with the 6-foot fence going back on neighbor fence. Mr. Buranich advised it would be better to have the entire fence as one unit at same size, and that the 6-foot fence would block headlights and provide more privacy to residents across the street.

Ms. Lauer agreed with the 4-foot fence because that size would also block head lights.

Mr. Cesta mentioned that the hill is buffered in front and questioned if current vegetation on street side would be kept. Mr. Buranich confirmed that the flowers and vegetation would stay.

Mr. Klaben questioned the height of the hedgerow. Mr. Buranich stated that it was approximately 12-feet.

Chairman Fatcheric questioned the fence length on the side road. Mr. Buranich stated that it was 63.96-feet. Mr. Buranich also stated that the fence would be across the street from his own home and his neighbor.

Mr. Cesta mentioned the quality and detail of the existing landscaping and Mr. Buranich agreed that any new issues would be immediately addressed. Sam Buranich Sr. also mentioned that the existing evergreens are at least 4-feet high.

Mr. Curtin questioned the site plan accuracy because the parking field in the photograph appears to extend further than shown in the plan. Mr. Buranich agreed with Mr. Curtin and showed how the parking was extended. Mr. Curtin pointed out the extended parking and pavement area on the plan and advised that the comments on the 4-foot fence may be appropriate on the side road. Mr. Buranich advised that the 6-foot fence would be better for the community due to headlights on larger size vehicles. Mr. Buranich also mentioned that there were trees that would help on area not shielded. Mr. Curtin advised that it would be discretionary issue for the Board.

Mr. Mallore asked if 4-foot trees are within 2-feet of the fence. Mr. Buranich stated that is correct.

Resolution # 16:

Mr. Mallore moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to declare this an unlisted action. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Mr. Klaben seconded the motion, and it was unanimously approved.

Mr. Mallore moved for approval of amended site plan as submitted with 6-foot fence as proposed. Mr. Cesta seconded the motion and it was unanimously approved

MINUTES

Ms. Lauer moved to approve the minutes from May 13, 2019 as submitted. Mr. Mallore the motion and it was unanimously approved.

DISCUSSION:
None

CORRESPONDENCE
A voucher was received from Planning Board clerk Colleen Sauer for stamp pad purchased in May 2019 in the amount of $6.24, $0.00 of which is recoverable. Mr. Klaben moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm for Board Meetings and legal services rendered in March/April 2019 in the amount of $1350.00, $0.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE BOARD
None

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:18 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
June 10, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Tracy Lauer
Jason Mallore

ABSENT:
George Dooher
Don Klaben

STAFF PRESENT:
Paul J. Curtin, Jr., Esq.
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
6 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Morris Tent Rentals dba TNT Fireworks TM # 066.-01-10.1
5241 West Genesee Street
Temporary Site Plan Application
Regional Manager Melissa Goduti, applicant, appeared to present the application for a temporary tent sale of New York state-approved sparklers and sparkling devices from 6/20/18-7/5/15. Hours of operation will be from 9 a.m-10 p.m., and there will be 24-hour security in shifts. The applicant will provide proper lighting in the tent, (there are also parking lot lights), proper signage, 2 water cans, a fire extinguisher and properly-measured exits. Products will remain under the tent. Ms. Goduti is not aware of the fencing issue and will discuss it with the owner, Benderson Development. Ms. Goduti also advised that the fire department and all other necessary departments will be notified, and she will address the fencing issue to make sure there will be sufficient area for emergency egress.

Resolution # 17:
Mr. Cesta moved to declare lead agency status. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare this an unlisted action. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Mr. Mallore seconded the motion, and it was unanimously approved.

Ms. Lauer moved for approval of temporary site plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Target Corporation - Solar PV **TM # 048.-01-01.2**
3657 West Genesee Street
Amended Site Plan Application

Project Manager Jason Miller, applicant, appeared to present the application on behalf of Target as first step in obtaining Town permit for rooftop PV project. Mr. Miller stated that the purpose for review is because Onondaga Road part on the west side is higher than the roof of the building. Mr. Miller explained the modules, solar panels, inverters and panel board. Mr. Miller also explained that modules are designed to absorb light, which would minimize the glare.

Mr. Cesta questioned if the power is stored in batteries. Mr. Miller advised that there are no batteries and power is tied into building main switch gear on west side of the building next to the transformer, with supplement from the grid if needed. Mr. Miller explained that the equipment would be removed or replaced, when needed, if contractual agreement was still in place.

Chairman Fatcheric inquired about the weight of the unit. Mr. Miller stated that structural calculations are done and he advised research has also been done on the building to ensure structural capacity of the rooftop.

Mr. Czerwinski questioned the panel height based on 10 degree tilt angle. Mr. Miller advised it would be 14 inches above the top of the roof.

Mr. Curtin asked if this would rise above the parapet. Mr. Miller stated it would not and confirmed that the biggest visual impact would be possible reverse glare when looking down from corner of West Genesee Street. Mr. Curtin inquired whether Target would be leasing the equipment; Mr. Miller stated that they sell power. Per Mr. Curtin's question on timing of the project, Mr. Miller advised that major construction would be 4-5 weeks with total time of 2-2 ½ months.

Mr. Cesta asked Mr. Curtin if there can be caveat regarding the equipment if it stops functioning or is no longer used in 15 years. Mr. Curtin stated that mandating removal would be built into the agreement between Target and the company providing service.

Resolution # 18:
Mr. Mallore moved to declare lead agency status. Mr. Cesta seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Ms. Lauer seconded the motion, and it was unanimously approved.

Mr. Cesta moved for approval of amended site plan as submitted. Ms. Lauer seconded the motion and it was unanimously approved.

Howard Hanna – Doug's To-Go Fundraiser TM # 040.-10-26.1
5110 West Genesee Street
Temporary Site Plan Application

Mr. David Simmons, applicant, appeared to present the application for a one-day hosting of Doug's To-Go Fish Fry on Thursday, September 19th from 11 a.m.-6 p.m. to benefit Golisano Children's Hospital. The applicant has a reciprocal agreement with the neighboring church to use the parking lot and is requesting approval to park 2 trucks and a trailer on Hinsdale Road.

Mr. Cesta questioned advertisement. Mr. Simmons stated that a 2x16-foot banner would be placed at times on West Genesee High School balcony banner and possible billboard advertisement. There will be directional pre-sale signage. Mr. Simmons showed location of canopies and tables that will be set up and advised there will be trash receptacles. Mr. Cesta questioned the traffic flow. Mr. Simmons showed spots that would be open and advised there will be traffic cones.

Mr. Mallore asked about traffic pattern on West Genesee Street and advised that the safest way to exit would be on Hinsdale Road. Mr. Simmons stated they will encourage people to exit on Hinsdale.

Mr. Curtin had Mr. Simmons initial the area for location of trucks on the map. Mr. Curtin asked if there will be a person directing traffic. Mr. Simmons had not thought of it yet but will have a person direct traffic, if needed.

Resolution # 19:
Mr. Cesta moved to declare lead agency status. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a negative declaration. Mr. Cesta seconded the motion, and it was unanimously approved.

Ms. Lauer moved for approval of temporary site plan as submitted with initialed map showing location on southeast corner of upper parking lot and including tents, tables, receptacles, cones and some traffic control. Mr. Mallore seconded the motion and it was unanimously approved.

OLD BUSINESS:

Dublin Development **TM # 017.-02-81.1**
189 Bennett Road & Warners Road
Site Plan Application

Mr. Dan Stanistreet, owner of the property, appeared to present the application and advised that changes were made to the original plan which had been previously approved for 14 units, including 3 four-unit buildings that could have been two-story. Mr. Stanistreet found that one-level buildings would be better for both rent purposes and for land topography. Mr. Stanistreet decided to change to a three-unit as opposed to a four-unit building partly because of the Sun pipeline. Mr. Stanistreet showed the easement obtained from the Town for a sewer system to be installed across the street instead of a septic system.

Engineer Bill Morse explained the change and advised that no setbacks were changed from previous layout.

Ms. Lauer asked if there would be any changes to elevation or coloring of the units. Mr. Stanistreet said the plan will stay with single level elevations and coloring will remain the same as the duplex. Mr. Stanistreet stated that the barn and farmhouse will remain on the property.

Chairman Fatcheric asked if the width of the entering driveway would be accessible for fire department and emergency vehicles. Mr. Mallore advised that it would meet the requirement of 30 feet.

Mr. Czerwinski had no questions but commented that the applicant kindly included a copy of the drainage letter and that Mr. Morse will provide additional information for review. Mr. Morse advised that the County does not want additional drainage and he is currently working on proposal of a level spreader.

The application is continued to a later meeting.

MINUTES
None

DISCUSSION:
None

CORRESPONDENCE
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
Mr. Czerwinski noted that it is ironic that Dublin Development is being faced with a drainage issue by the County when a ditch was installed on the vacant property prior to the applicant's ownership without an easement.

COMMENTS OF THE BOARD
None

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:53 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
June 24, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Tracy Lauer
George Dooher

ABSENT:
Don Klaben
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Esq.
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
Steve James, 4th Ward Councilor
Approximately 7 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Hinsdale Road Group, LLC **TM # 066.-01-10.1**
240 Township Boulevard – Township 5
Amended Site Plan
Joe Goethe of The Cameron Group, LLC, developer for applicant, appeared to address the application. Mr. Goethe showed the location of a 16,000 square-foot building, which was originally labelled M1-M3. It will be one building with 4 possible tenants. He noted that power, water, drainage, curb cut and parking are already set up for most of the area. Changes would pertain to asphalt and building work. Mr. Goethe explained the building materials and roofing. Building height would be slightly taller than other buildings but similar in scope. Coloring would be faux wood with metal siding.

Ms. Lauer questioned the location of the meter banks. Mr. Goethe pointed out possible locations for transformers. Ms. Lauer asked about the lighting. Mr. Goethe explained there will be sconces on the building sides, and he will add that to the elevations.

Mr. Cesta pointed out that handicap parking spots are required. Mr. Goethe explained that they are already included in the approved plan and he will provide verification. Mr. Cesta noted location of gas meters and Mr. Goethe will provide that with landscaping.

Mr. Czerwinski recommended adding low bushes to the landscaping plan in order to prevent light from traffic. Mr. Goethe will consider adding hedgerow.

Mr. Curtin advised that the building is noted as 15,000 square-foot on application and should be changed to 16,000 square-foot. Mr. Goethe will amend the application. Mr. Curtin recommended addition of one handicap space on south of the building. Mr. Goethe stated it will be added.

Mr. Cesta asked if pedestrian access exists and needs to be addressed. Mr. Goethe advised that the sidewalk will be continued to meet the pedestrian access.

Mr. Curtin explained that Planning Board review and approval of the project is necessary. Mr. Goethe will bring revisions to next meeting (landscape plan, hedgerow in back, addition of sidewalk, elevations with lighting, signage band, addition of handicap spot in back lot and identification of handicap spots in north side).

The application will be continued at a later meeting.
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CB Land Syracuse - James Gamble **TM #: 040.-09-13.1**
5008 West Genesee Street
Amended Site Plan

Mr. James Gamble, applicant, appeared to present the application for renovation of the Coldwell Banker building. Changes will mostly be made on the side facing the street. Main entrance is on the other side of the building. Updates will be made on the roof, siding and windows. Both sides of the building will be vinyl siding with part being versetta stone façade siding with grey tones. Knee wall facing the building will be changed from wood to faux stone in order to match the building and surrounding area. Wall must be kept because of location of air conditioning units and gas meter.

Mr. Cesta asked if signage or landscaping would be changed. Mr. Gamble stated that bushes may be removed for better landscaping and to make building more visible.

Ms. Lauer questioned location of front elevation. Mr. Gamble confirmed that it faces the parking lot and entrance is in back of building. Door in front is for emergency purpose only. Ms. Lauer asked if back of building would have same appearance. Mr. Gamble stated the vercetta stone siding in front would wrap around the two back corners.

Mr. Curtin mentioned that detailed landscaping and lighting plan is needed. Mr. Gamble stated that light sconces have recently been updated. He also stated reverse gable is being added with possible signage in future and that partial approval is being requested in order to begin working on roof repair. Mr. Curtin advised that roof maintenance does not require Board approval but reverse gable would be part of new elevation and requires approval. Landscaping plan is required for side of building with public view.

The application will be continued at a later meeting.

OLD BUSINESS

Rocklyn West/Tumblerock Apartments **TM #s: 057.-01-05.1 &**
4801 West Genesee Street **057.-01-06.1**
Amended Site Plan

Mr. Steve Calocerinos, engineer for the applicant, appeared to present the amended application. Owner intends to change grading and appearance of central pond basin, which previously was shown with rock-retaining wall around perimeter. Project originally had boulders spread through the site. Grass slope would be regraded around the pond instead of massive wall, with boulders along the top border for conformity with rest of the site. Timber guide rail along edge of parking lot will remain.

Mr. Cesta questioned changes regarding original landscaping plan and asked if only change was removal of limestone boulders surrounding pond and replacement with natural vegetation, with boulders being moved to street level for visibility. Mr. Calocerinos agreed and stated that the storm water model changed slightly due to grading but there is no overall impact on system.

Ms. Lauer advised that additional boulders may help the aesthetic appearance with changes in functioning of the pond. Mr. Calocerinos advised boulders are being moved in order to make site look more natural and consistent.

Chairman Fatcheric noted the top guard rail and safety boulders and noted there is no parking, but he also questioned prevention of a car that may end up between boulder and pond. Mr. Calocerinos stated there is an emergency spillway in that area. Additional boulders and groupings may be added for safety purposes.

Mr. Czerwinski cited the change from vertical wall to one-on-one slope and requested calculations in order to verify no reduction in pond volume. Mr. Calocerinos said general outline stays the same but pond is shifted 2 feet south to accommodate slope; updated model will be provided. Mr. Czerwinski also requested detail of guard rail.

Mr. Curtin commented that public health safety issues have been addressed in regards to the boulders. Strategic location of additional boulders is needed to eliminate the possibility of unfortunate occurrences.

The application will be continued at a later meeting.

Dublin Development **TM # 017.-02-81.1**
189 Bennett Road & Warners Road
Site Plan Application

Mr. Bill Morse, engineer for the applicant, appeared to continue with the application. Mr. Czerwinski advised that the only concern with recent comments is regarding water that may be encountered in installation of rain garden. He also requested installation of diversion swale from-to pond A. Groundwater elevation cannot be addressed until rain

garden is built. There are no apparent issues with proposed sewer installation and it will be addressed when easement is provided to the Town attorney. Mr. Morse will provide the easement, map plan and report for district extension.

Mr. Curtin confirmed that Mr. Morse has the authority to accept changes recommended by Town engineer (Mr. Czerwinski) and provide modifications. Resolution can be made subject to the condition that the plan will be redesigned and brought back to the Board for approval if groundwater is found when rain garden is installed.

Resolution # 20:
Mr. Cesta moved to declare this an unlisted action. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Dooher moved to make a negative declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved for approval of amended site plan as submitted with condition noted. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Czerwinski noted future professional fee of approximately $3000.00. Mr. Cesta moved for professional fee as stated. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Curtin confirmed there will be Parkland Fees since these are multiple rental housing units. There are 6 dwelling units on current plan and 2 dwelling units on prior building. Mr. Dooher moved to assess Parkland Fees on 8 units. Mr. Cesta seconded the motion and it was unanimously approved.

MINUTES
Mr. Cesta moved to approve the minutes from May 29, 2019 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to approve the minutes from June 10, 2019 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

DISCUSSION
Town Board will be addressing the Solar Energy Accessory Use at tomorrow's meeting. Ms. Flood commented that the main purpose of the act is to make the Town more energy-efficient. Mr. Curtin advised that a letter was previously submitted to the Supervisor, Town Board Members and Town Attorney with Planning Board approval, and he will provide an updated letter.

CORRESPONDENCE

Mr. Cesta moved to approve payment to Curtin Law Firm for Board Meetings and legal services rendered in May/June 2019 in the amount of $1350.00, $0.00 of which is recoverable. Ms. Lauer seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve payment to Advance Media New York for Vona Family Trust Subdivision legal posting fee rendered in May 2019. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF THE TOWN OFFICIALS

Ms. Flood noted the interesting items on Town Board agenda for tomorrow's meeting.

COMMENTS OF THE ATTORNEY

Mr. Curtin commended the Town Board for addressing the solar initiative and noted the upcoming transition.

COMMENTS OF THE ENGINEER

None

COMMENTS OF THE BOARD

Mr. Cesta noted the recent Camillus Chamber meeting which involved Jackson Craig, who recently won a scholarship for paper advising Milton Avenue needs better sidewalks. Mr. Cesta stated this needs to be brought to the County and could possibly be added to next comprehensive plan meeting. Ms. Flood has continuously been advocating this to the Board but it is a County issue. Ms. Flood noted that the County is currently working on the intersection of Routes 5 and 173 and this issue could possibly be addressed in the future. Mr. Czerwinski noted the Metropolitan Transportation Council did a study at the Town's request and identified potential need for sidewalks between Hinsdale Road and Onondaga Road on south side of Milton Avenue. The Town will be addressing this issue and requesting a grant in the near future.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 8:04 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
July 8, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Tracy Lauer
George Dooher
Don Klaben
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Jr., Esq.
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 4 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
None

OLD BUSINESS
Rocklyn West/Tumblerock Apartments **TM #s: 057.-01-05.1 &**
4801 West Genesee Street **057.-01-06.1**
Amended Site Plan
Mr. Steve Calocerinos, engineer for the applicant, continued with proposed amendments to grading of a site detention facility located in the central area of the site. Basic change is from pond with limestone boulder perimeter to one-on-one side slope with scattered boulders. Revised boulder layout was provided. Boulder groupings will be 8-foot maximum for safety protection. No tree elimination with the changes. Grading change affected the hydrologic model slightly. An opening in the outlet structure was raised by 6 inches to provide more volume inside the pond.

Mr. Cesta commented on the pond engineering and dynamic landscaping on the frontage facing Genesee Street. He also noted the importance of the aesthetics. Mr. Calocerinos will bring this issue to the owner's attention.

Mr. Czerwinski advised that there are no issues with the hydraulic design. He noted the engineering concern regarding the safety bench and advised that it should be 10-foot wide safety bench in addition to the aquatic bench to conform with regulations; however, he also advised that there would be limited ability to meet that regulation with the one-

on-one slope. Mr. Calocerinos explained the aquatic bench, guide rail and safety bench per the amended plan and advised that the permanent pool part of the pond could be modified. Mr. Czerwinski advised that minor modifications with 4-5 foot aquatic bench would be more favorable than having no safety bench. Mr. Calocerinos believes it can be modified to meet the guidelines and regulations.

Mr. Czerwinski questioned the guide rail detail that was added on the north side. Mr. Calocerinos explained the detail and advised that it is similar to DOT standard detail. He stated that it is timber guide rail with steel-plate backing at all wood posts and will be at upper parking area. Mr. Calocerinos provided the height and sizes of the guide rail and posts. Mr. Cesta questioned if the wood was pressure-treated or stained, and Mr. Calocerinos advised that it is pressure-treated natural wood.

Mr. Curtin mentioned that the DOT has fencing requirements regarding ponds, but he advised that fencing may be negative in this case from a health and safety standpoint if there is an emergency situation, as well as from a maintenance standpoint. Mr. Curtin noted that this item can be sent for approval if landscape detail is provided to and signed off by Mr. Czerwinski and the Code Enforcement Officer.

Resolution # 21:
Mr. Cesta moved for approval of latest update of amended site plan as submitted with condition noted. Mr. Klaben seconded the motion and it was unanimously approved.

Hinsdale Road Group, LLC **TM # 066.-01-10.1**
240 Township Boulevard – Township 5
Amended Site Plan
Joe Goethe of The Cameron Group, LLC, developer for applicant, appeared to continue with the application addressed at the last meeting. Handicap parking, landscaping, access to eastern lot and elevation showing signage were addressed; applicant also added screened-in dumpster to the site plan. Mr. Goethe identified location of signage bands and lighting sconces. He also showed connection of sidewalks to building. Handicap spaces are being added in back of the building, and four additional ones are being added in front of the building. The applicant will screen landscaping based on location of National Grid connections.

Mr. Cesta commented on concern of location of meters and importance of aesthetics. Mr. Goethe is aware of the importance of landscaping and he will work with National Grid for possible connection in middle of the property based on existing run with gas and electric.

Resolution # 22:
Ms. Lauer moved for approval of latest update of amended site plan as submitted. Mr. Mallore seconded the motion and it was unanimously approved.
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CB Land Syracuse - James Gamble **TM #: 040.-09-13.1**
5008 West Genesee Street
Amended Site Plan

Mr. James Gamble, applicant, appeared to continue with the application for renovation of the Coldwell Banker building. Main concern was due to landscaping. Mr. Gamble advised that the landscape architect designed low-lying vegetation to eliminate weeds and assist with maintenance and appearance. Mr. Gamble also addressed the elevation map and noted that current lighting is in good condition. Knee wall will be changed from wood to a concrete-based wood footer covered with versetta stone and columns will be added to conform with the area. Shingles will be dark gray and siding will be lighter gray; both will be earth tones. Stone will be darker gray versetta stone. Mr. Gamble provided pictures showing colors of the building and site map showing main entrance.

Mr. Cesta repeated that pillars were being added to front and bushes were being removed. Mr. Gamble confirmed. Mr. Cesta questioned if maple tree on left side of property was being kept, but Mr. Gamble advised that it is not on their property and the owner does not want the tree removed. Mr. Cesta also asked if rear entrance will still be main entrance. Mr. Gamble confirmed and added that changes were mainly for improvement of front appearance of the building.

Resolution # 23:

Mr. Dooher moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Mr. Klaben seconded the motion, and it was unanimously approved.

Mr. Mallore moved for approval of amended site plan as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Chairman Fatcheric noted that Code Enforcement advised the application lists the Property Location as Industrial but it is LBO.

CORRESPONDENCE

Mr. Cesta moved to approve payment to Barton & Loguidice P.C. in the amount of $6482.00 for Board meetings, Rolling Meadows subdivision fees and Dublin Development site fees, $6107.00 of which is recoverable. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER
None

COMMENTS OF THE BOARD
Mr. Cesta noted that the satellite dish on the approved plan for the Kehoskie site should be addressed by Code Enforcement for possible amendment to the site plan. Mr. Curtin will bring this to attention to Code Enforcement.

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:32 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
July 22, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairperson
Chris Cesta
Tracy Lauer
George Dooher
Don Klaben

STAFF PRESENT:
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
David Callahan, 6th Ward Councilor
Approximately 6 other people

ABSENT:
Jason Mallore
Paul J. Curtin, Jr., Esq.

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Curry Brothers – Mary Martin **TM #: 056.-03-03.0**
3709 West Genesee Street
Amended Site Plan

Ms. Mary Martin, applicant, and Mr. Jim Curry with Curry Brothers, owner of the property, appeared to present the application for upgrading of exterior paint on the former Pizza Hut building. Roof and doors will be dark green; walls will be light green. Mr. Curry is working with Code Enforcement Officer on interior upgrading.

Mr. Klaben questioned if Mr. Curry is planning to repair the blacktop. Mr. Curry stated that it will be completely redone, not patched. Mr. Klaben asked if dumpster enclosure would be changed. Mr. Curry stated that it will be cleaned. They are working with Holy Family Church regarding the fence posts. Mr. Klaben questioned the sidewalk; Mr. Curry stated that the condition is not bad.

Mr. Cesta asked if there was a function to the front corner curb bump-out. Mr. Curry advised that it currently includes a planter with bushes and such. Mr. Cesta advised that it may interfere with parking and snow removal for potential business of Stella's Diner on property. Mr. Cesta questioned if there was accessible storage space behind

the building on the Holy Family side, but Mr. Curry advised that it is narrow with staircase going down to full basement within 8-9 feet of property line. Mr. Cesta mentioned dumpster storage, recycling and possible grease storage. Ms. Martin advised that enclosure space appears to be a sufficient size for trash and recycling dumpsters; she will measure and expand the space, if needed, to ensure sufficient room for oil barrels. Mr. Cesta questioned the available parking spaces. Mr. Curry advised there will be 38 or 39. He also mentioned that he discussed this with Code Enforcement and was advised the parking should be acceptable based on occupancy. Neighboring pool store business is closed from November until April. Mr. Curry stated it will be paved and plowed. Mr. Cesta discussed signage issues with Mr. Curry and Ms. Martin.

Ms. Lauer questioned paving, and Mr. Curry stated that entire property will be done. Side on Chapel Drive will remain grass; front part will be torn up and paved. There will be no other landscaping changes at this time. Chairman Fatcheric noted that an application would have to be submitted for future landscaping changes on property. Changes can be made to existing flowers and bushes. This is a C-1 territory. Request for addition of sign would be brought to Code Enforcement.

Resolution # 24:
Mr. Klaben moved to declare lead agency status. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare this an unlisted action. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a negative declaration. Mr. Cesta seconded the motion, and it was unanimously approved.

Mr. Dooher moved for approval of amended site plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

OLD BUSINESS
None

MINUTES
Mr. Cesta moved to approve the minutes from June 24, 2019 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Klaben moved to approve the minutes from July 8, 2019 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

CORRESPONDENCE

None

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ENGINEER
Mr. Czerwinski commented that revised sediment and storm water pond information was received from Tumblerock engineer. It is under review and response will be provided this week.

COMMENTS OF THE BOARD
None

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:15 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
August 12, 2019 - 7:00 pm

PRESENT:
Chris Cesta, Vice Chairman
Tracy Lauer
George Dooher
Don Klaben

STAFF PRESENT:
Paul J. Curtin, Jr., Esq

GUESTS AND MEMBERS OF THE PUBLIC
1 other person

ABSENT:
John Fatcheric, Chairman
Jason Mallore
Paul Czerwinski, Engineer

Vice Chairman Cesta called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Paul F. Dudden **TM #: 019.-01-09.4**
Van Alstine Road west of Devoe Road
Sketch Plan Review

Paul Dudden, applicant, appeared to address the application. Mr. Dudden explained that approximately 72 acres of property land is being split into 2 parcels of 25 acres and 47 acres, with intent to sell the land to two separate parties. He advised that the previous property land was approximately 80 acres and he donated the corner piece to the Town of Camillus 3 years ago.

Mr. Curtin concurred that the applicant was before the Planning Board in 2016 for the initial subdivision of the property, and that 7.19 acres of the land was donated to the Town. Mr. Curtin noted that a referral was submitted then to County Planning and SOCPA had indicated that there were no intermunicipal issues and it was a local decision; however, current inquiries may be more elevated since the subdivision will now for development purposes as opposed to park purposes. Mr. Curtin questioned the sellers' use of the 2 lots. Mr. Dudden advised that the one parcel would be for residential use with a house and the second parcel would be for an open lot with no residential or building use. Mr. Curtin noted that there should be no site plan problem with curb cut on the one lot and that the depth is sufficient. House would need to be located far enough from environmentally sensitive areas when they are identified.

Mr. Klaben moved to close Sketch Plan Application. Mr. Dooher seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare lead agency under SEQR. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Dooher moved to make a motion to refer to County Planning. Mr. Klaben seconded the motion, and it was unanimously approved.

OLD BUSINESS:
None

DISCUSSION:
None

MINUTES
Ms. Lauer moved to approve the minutes from July 22, 2019 as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

CORRESPONDENCE
A voucher was received from Curtin Law Firm for legal services rendered in June and July 2019 in the amount of $2732.50, $265.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

ADJOURNMENT
Ms. Lauer moved to adjourn the meeting at 7:10 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
September 9, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Tracy Lauer
George Dooher
Jason Mallore
Don Klaben

STAFF PRESENT:
Paul J. Curtin, Jr., Esq
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
1 other person

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
None

OLD BUSINESS:
Paul F. Dudden **TM #: 019.-01-09.4**
Van Alstine Road west of Devoe Road
Preliminary Plat Approval
Final Plat Approval

Paul Dudden, applicant, appeared and explained that nothing has changed since the 8/12/19 meeting. Approximately 72 acres of property land is being split into 2 parcels of 25 acres and 47 acres, with intent to sell the land to two separate parties.

Mr. Cesta mentioned that the new owners must be notified of adjacent gun club and potential noise. Mr Dudden stated that notification is included in language of purchase offer. Mr. Cesta questioned if there was mitigation of possible lead at the site. Mr. Czerwinski stated there was voluntary clean-up by the gun club 2-3 years ago, procedures were followed and EPA-approved contractor was used. Mr. Cesta noted that there is no public water available at the site so future owner will be responsible for testing.

Mr. Curtin asked if both of the lots will be sold. Mr. Dudden advised that the smaller lot will be sold when this application is approved. He is retaining ownership of the larger lot and intends to sell it on a land contract within 5 years; future sale will remain as one lot.

Mr. Curtin questioned if the land has been farmed. All of the land has been forested since Mr. Dudden has owned the property. Mr. Curtin noted that the SOCPA Resolution had determined there were no inter-municipal issues; however, the County encouraged the applicant to be sensitive to environmental and cultural features of the site. Mr. Curtin advised that the State and County are very sensitive to areas close to water and the canal, that future buyers may want to know if potential area of disturbance may include culturally-sensitive land, and that the sale of the single-family lot may result in cultural resource review due to proximity to Erie Canal, etc.

Resolution # 25
Mr. Cesta moved to declare this an unlisted action under SEQR. Mr Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a negative declaration. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to waive the public hearing for a minor subdivision. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Mallore moved for approval of preliminary plat as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved for approval of final plat as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Ms. Lauer moved to assess Parkland fees for 1 lot. Mr. Klaben seconded the motion and it was unanimously approved.

DISCUSSION:
None

MINUTES
None

CORRESPONDENCE
A voucher was received from Barton & Loguidice P.C. for engineering services rendered in May, June and July 2019 in the amount of $9805.73, $9305.73 of which is recoverable. Mr. Mallore moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ATTORNEY
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF THE BOARD
Mr. Cesta commented on the engineering of Rolling Meadows. Mr. Czerwinski advised that LTR Engineering prepared the SWIP which was reviewed and approved.

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:10 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
September 23, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Jason Mallore
George Dooher
Don Klaben

ABSENT:
Tracy Lauer

STAFF PRESENT:
Paul Czerwinski, Engineer
Paul Curtin, Attorney

GUESTS AND MEMBERS OF THE PUBLIC
Joy Flood, 3rd Ward Councilor
Steve James. 4th Ward Councilor
David Callahan, 6th Ward Councilor
Approximately 7 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Goodwill of the Finger Lakes, Inc. **TM # 042.-03-16.0**
4406 West Genesee Street
Amended Site Plan

Jennifer Lake, Vice President of Donated Goods Retail, applicant, appeared to present the application for re-location of Goodwill donation center (previous location was in Rockland Development). New location will have clearly defined drive-through for people to leave donations, which did not exist at prior location. Ms. Lake stated that Goodwill is focused on workforce development efforts and works together with entities and agencies. Donation center will be open 7-days-a-week from 9-5 each day, with anticipation of 30-40 cars. Clint Battista, architect, said the vacant building was formerly a bank-teller building. It is approximately 415 square feet and has 4 drive lanes. Applicant intends to enclose 3 of the drive lanes to make a building addition for storage space, leaving one covered drive lane for people to leave donations. Mr. Battista advised that traffic arrows already exist on pavement. He also stated the proposed addition is underneath an existing canopy so there will be no increase in footprint of area. New building will have cement board siding and will be painted to match the existing accent block. Canopy will be painted the Goodwill blue color.

Mr. Klaben questioned if there will be signage. Mr. Battista stated that this component does not exist yet since it requires a separate permit. He added that a permit will be obtained and they will work with the Town on what is allowable for signage. Mr. Klaben also questioned the number of employees at a time. Ms. Lake advised that 3 full-time equivalent positions will be created and there will be floaters from Brewerton Road location and other stores. She advised that there will be 2 employees at the site on typically busy donations days. This location will strictly be for donations with no sales.

Mr. Cesta questioned the double door access beneath the drive-through. Ms. Lake advised that these doors will be for easy access and safety. Gray carts will meet the cars and assist donors by transporting goods inside. Box truck will pick up donations at separate access door and bring them to store in Western Lights. Mr. Battista confirmed that the pick-ups would be on the north elevation door. Door on north elevation will be the current man door, not overhead. There will be new windows to prevent completely blocked wall. Mr. Battista noted that current lighting should be sufficient with the 6 poles at the site. Mr. Cesta questioned the timing and storage of trucks. Ms. Lake advised that pick-up varies from 5-15 minutes, depending on volume, and the regional truck will not be stored at this location. Mr. Cesta asked if there will be need for dumpsters or trash containers. Ms. Lake stated that transportation logistics will take trash and dispose of it at other facility. There will be decal signs on sliders advising not to leave donations unattended, along with security cameras. Hours will be extended if needed. Ms. Lake advised that there are no issues or complaints at other locations. There will not be any sheds at this location, but idea will be re-approached if needed.

Mr. Czerwinski asked if arrows on pavement will be re-striped and if there will be directional signs. Mr. Battista advised that the pavement and parking spots will be re-striped, and Ms. Lake stated that directional signs will be included in package for permitting – not branded, simply “Donate” with an arrow.

Mr. Curtin asked if there will be any changes in existing landscaping plan. Mr. Battista advised that the site will be cleaned and groomed but there will be no proposed changes. Mr. Curtin understands that existing pole lamps and sight lighting are adequate but questioned if down lights on canopy will be kept. Mr. Battista stated that the down light will remain underneath but there will be no lights on the canopy. Most of the sight lighting will come from pole lamps. Mr. Curtin recommended dimming the lights after Donation Center is closed for adequate site security in residential district.

Resolution # 26:

Mr. Cesta moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to declare this an unlisted action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved for approval of amended site plan as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

Holy Family Church **TM # 056.-04-01.1**
127 Chapel Drive
Amended Site Plan Application

Daniel Manning, architect, appeared to present the application for design of new rectory. The current rectory, which is located in the middle of the parking lot on south side of Chapel Drive, is in disrepair status and is not accessible. New rectory will be more up-to-date, open and accessible. Mr. Manning is proposing demolition of existing rectory, which has been tested for asbestos and lead. New rectory will be built on southwest side of property next to stone chapel grotto, and it will be a 2-story ranch based on topography of the slope. Parking has been rearranged with curbed landscape islands throughout center of parking lot and creation of driveway to lower level of the ranch. This restructure has increased parking spaces from 126 to 127. Increase in impervious surface was minor. Curbing has been added in front of the rectory and driveway in order to capture water; and new catch basin structure will drain the water into the forever-wild area. Mr. Manning noted the size, footprint area and detailed structure of the rectory. Color elevations were presented. Erosion control details and plans prior to construction and any site movement were illustrated, and construction plans of the single-family home and landscaping package were given. There will be residential-style and size lights on the building. Two existing poles will be moved to entrance of driveway, so there will be no addition of site lighting and it will be more controlled and adequate for parking area compared to existing area. Entire parking lot will be restriped and resealed. Re-grading will only be at entry points and there will be no modifications to topography.

Mr. Klaben commented on the clear explanation of the landscaping package and parking lot.

Mr. Cesta asked if any crosswalks over Chapel Drive will be changed. Mr. Manning stated that the south side entry configuration will be changed. Crosswalk between parking lot and street can never be handicap accessible due to change in elevation, so parking will be ambulatory with creation of safe crosswalk with tire snow melt system at ramp and stairs for safety. There will also be increase in handicap accessibility on east and west side with appropriately sloped ramp and railings on both sides.

Mr. Mallore questioned the distance of greenery on the south side of the structure. Mr. Manning advised that a structural geogrid and sod is being used to attain 30 feet of backyard which will mostly be patio. Affected area will leave enough space for fire accessibility.

Chairman Fatcheric requested Mr. Manning to re-address the site lighting for parking lot. Mr. Manning stated the intention is to relocate existing poles, however new LED lights may be needed and skyward lenses will be used. The two existing poles will be sufficient, with no additional ones needed. Chairman Fatcheric also noted the drainage

concerns within the Town. Mr. Czerwinski questioned if asphalt is being removed from entire affected area. Mr. Manning stated that the total area of disturbance will be ½ acre. Mr. Czerwinski requested calculations for the drainage, and Mr. Manning advised these will be provided. Mr. Czerwinski also noted concern with location of curb. Mr. Manning explained the location of curbing and catch basins. Mr. Czerwinski stated the importance of slope protection and questioned retaining wall. Mr. Manning advised that a retaining wall is not required and guard rail barrier already exists. Mr. Czerwinski suggested the applicant to examine the contouring of the slope, and he mentioned possible contouring changes in parking lot. Mr. Manning mentioned there will be contouring change from building to parking lot, with slope to meet existing contours. Calculations will be provided to show storm water and impervious surface.

Mr. Curtin asked if impervious surface will be increased. Mr. Manning confirmed there will be .04 increase. Mr. Curtin questioned use of the Grotto facility and parking. Mr. Manning advised there is adequate parking with no overflow between the Church and the Grotto. Mr. Curtin also questioned the drainage around the new building due to drop from edge of pavement to rear of new construction. Mr. Manning stated that drainage will be well-contained and explained drainage system. Mr. Curtin commented on well-designed layout of drawings, citing the building looks functional with nice appearance. Mr. Curtin also reiterated the importance of the site-specific drainage issues, which are important to address for safety and environmental concerns.

Referral will be submitted to County Planning if property line is within 500 feet of West Genesee Street.

Mr. Cesta moved to declare lead agency based on current information and subject to confirmation on whether SOCPA referral is necessary. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Mallore moved to make a motion to refer to County Planning subject to confirmation as to distance of northern property line in relation to southern line of West Genesee Street. Mr. Dooher seconded the motion, and it was unanimously approved.

OLD BUSINESS

None

MINUTES

Mr. Dooher moved to approve the minutes from September 9, 2019 as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $795.00, $0.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

Ms. Flood expressed concern with the Goodwill building, noting visibility within 35 feet of West Genesee Street and lack of accommodation for donations left after hours. Chairman Fatcheric noted that Ms. Lake had addressed these concerns during the meeting, security cameras will monitor the building and hours will be increased, if needed. Code Enforcement will be notified if any issues arise.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF THE BOARD

None

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:46 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
October 16, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Tracy Lauer
Don Klaben

ABSENT:
George Dooher
Jason Mallore
Paul J. Curtin, Jr., Esq.

STAFF PRESENT:
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
David Callahan, 6th Ward Councilor
Approximately 4 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS:
Hinsdale Road Group, LLC – The Warrior Factory **TM # 017.-05-65.1**
170 Township Blvd., Suite 20
Amended Site Plan

Greg Fishel from Allied Sign Company, applicant, appeared to present the application for proposed storefront sign, side elevation sign and 3 pylon signs. Mr. Fishel explained the parts of the signs which would be illuminated, and he advised it would be a total of 133.98 square feet. He stated that each pylon will have tenant faced on each side with translucent vinyl and wire factory logo will be used.

Mr. Klaben acknowledged that the size, location and colors will be compatible with previous site and Township 5, and he had no questions or additional comments.

Ms. Lauer asked if signage was typical in comparison to other locations. Mr. Fishel stated that it will be almost the same as the Buffalo and Rochester locations with small changes in logo. Ms. Lauer questioned the increase that is being requested. Mr. Fishel believes it is 72 square feet.

Resolution #27
Mr. Cesta moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to declare this an unlisted action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration. Mr. Cesta seconded the motion and it was unanimously approved.

Ms. Lauer moved for approval of signage as submitted. Mr. Cesta seconded the motion and it was unanimously approved.

M & M Hill Subdivision/Anthony Komuda **TM # 007.-05-06.1**
2986 Warners Road
Sketch Plan Application

Brian Kiteveles, representative of the applicant, appeared to present the sketch plan application. Mr. Kiteveles is familiar with the history of this subdivision. Chairman Fatcheric explained that the sketch plan will have to remain open until the next meeting due to shortage of 2 Board members and the attorney. This will have to go through County Planning and it has already been denied twice; however, the new sketch plan is for a different configuration. Mr. Kiteveles advised that the flag lot has been removed and it is now Lot 8A and Lot 8B. One lot will be 6.65 acres and the other lot will remain with the property. The roadways, pond, driveway and turnaround for emergency vehicles will remain the same.

Ms. Lauer questioned if there is a plan to make the road conform to Town standards. Mr. Kiteveles stated that they would take the Town option of 50 foot pole lot, which would be at 660 foot beginning of driveway and pole lot would be halfway up. Ms. Lauer stated that one concern would be life safety issue. Mr. Kiteveles has spoken with the district fire chief. A pre-plan was discussed for both properties and a separate box alarm will be set up. A hydrant can be used from the road and a dry hydrant will be located across from the turnaround. Engines will be able to reach the house.

Mr. Cesta understands that this is a different configuration compared to previous applications and he is familiar with the topography. A full Planning Board review is needed in order to make a decision.

Chairman Fatcheric pointed to a driveway area and questioned location of the house. Mr. Kiteveles stated that one house would be at the base of the hill. The driveway would be built to allow emergency vehicle access.

Chairman Fatcheric recommended that there should be a covenant for no further subdivisions on the lot if this is approved. Mr. Kiteveles understands and advised that a town road may be created.

Mr. Czerwinski mentioned that the land for the road would have to be turned over to the Town and he explained how it could be ended. Mr. Czerwinski also stated that if it is

turned from a driveway to a turn road there would be a higher level of drainage issue to be addressed. Mr. Kiteveles advised that 80% of the drainage problem has been corrected to prevent possible flooding. Mr. Czerwinski asked if the dry hydrant has been installed. Mr. Kiteveles stated that they are waiting for approval.

This will remain open until the next meeting. A Preliminary Plat will be needed if applicant wishes to proceed with a referral to County Planning.

OLD BUSINESS

Holy Family Church **TM # 056.-04-01.1**
127 Chapel Drive
Amended Site Plan Application

Daniel Manning, architect, appeared to request approval of the application for design of new rectory. Mr. Mannning acknowledged that this project was referred to Onondaga County Planning Board (OCPB) at last meeting and OCPB provided resolution at 10/9/19 meeting that there would be no significant adverse implications, with recommendation of providing due care in controlling erosion and not disturbing greenery on hillside. Mr. Manning stated this has been done. Chairman Fatcheric advised that the Planning Board agrees.

In regards to outstanding issues of drainage and retaining wall, Mr. Manning said that civil engineering firm of Napierala Consulting Engineers has provided Mr. Czerwinski with required responses to his questions. Mr. Czerwinski agreed that the drainage concerns have been addressed and relatively minor adjustment was made to outfall of new culvert in parking lot. Mr. Czerwinski advised that the engineering firm gave clarification regarding his concern about area of disturbance by showing that most of the work in the parking lot will be paving and not actual disturbance and that there would not be full excavation of parking lot. Mr. Czerwinski wants the Board to be aware that the only open concern is that the drawing still shows a retaining wall may be required and would be designed by others, and he suggested this concern be addressed early in the project. Mr. Manning responded by stating a surveyor was onsite today and he established the project perimeter and grades, showing that an additional retaining wall is not needed on south level of driveway. Mr. Manning said that the retaining wall has been moved to north side of driveway in order to create less disturbance on the hillside, which reduces the amount of property that will be affected by construction of the new rectory. Mr. Czerwinski asked Mr. Manning to have the surveyor provide acknowledgement record that the other retaining wall is not needed.

Lead agency status was declared and seconded at 9/23/19 meeting.

Resolution # 28:
Mr. Cesta moved to declare this an unlisted action. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Ms. Lauer seconded the motion and it was unanimously approved.

Ms. Lauer moved for approval of amended site plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to set Professional Fees at $300.00. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES
None

CORRESPONDENCE
A voucher was received from Onondaga County Planning Federation for municipal dues in the amount of $50.00, $0.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, P.C. for engineering fees of $2769.69, all of which is recoverable. Mr. Cesta moved to approve payment. Ms. Lauer seconded the motion and it was unanimously approved.

A voucher was received from Curtin Law Firm for legal services in the amount of $1200.00, $75.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Klaben seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS
None

COMMENTS OF THE ENGINEER
None

COMMENTS OF THE BOARD
None

ADJOURNMENT
Mr. Cesta moved to adjourn the meeting at 7:25 p.m. Ms. Lauer seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
October 28, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Tracy Lauer
Don Klaben
George Dooher
Jason Mallore

STAFF PRESENT:
Paul J. Curtin, Esq.
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
David Callahan, 6th Ward Councilor
Approximately 7 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS:

Kim L. Ta **TM # 032.-07-23.0**
122 Northwood Way
Zoning Board Referral – Home Business

Kim Ta, applicant, appeared to present the application for site plan approval based on a Zoning Board referral. Ms. Ta will be working out of her home and will not be making any changes to her business.

Mr. Klaben questioned the number of employees and clients. Ms. Ta explained that she will be the only employed person and she will only have one client at a time. She also stated that there is no neighbor in the front of the house.

Ms. Lauer asked if clients are based on appointment only. Ms. Ta stated yes, and she confirmed that it will be her existing clientele.

Mr. Mallore questioned if there will be any overlapping appointments. Ms. Ta stated no.

Chairman Fatcheric asked if there will be any changes in lighting or property changes. Ms. Ta stated no.

Mr. Czerwinski questioned if there will be any signage added to the property. Ms. Ta stated no. Mr. Czerwinski asked if parking will be off the street. Ms. Ta advised that it will be on her driveway.

Mr. Curtin advised that the Planning Board can proceed with making a motion.

Ms. Lauer moved to refer this back to the Zoning Board of Appeals with a positive recommendation. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Curtin will send a letter to the Zoning Board of Appeals.

OLD BUSINESS

Christopher Community **TM # 027.-02-03.0**
West Genesee Turnpike
Extension of Site Plan Approval

Jeremy Davidheiser, applicant, appeared to request extension of site plan approval. Extension is being requested because funding was not provided last year, and Mr. Davidheiser advised that they will be re-applying for early round funding within the next ten days, with anticipation to hear from the state in January. Building permit will be submitted immediately if funding is provided, with plan to break ground in May. Mr. Davidheiser advised that the existing site plan approval expired in April of this year, and he is requesting three 6-month extensions of site plan approval in order to be approved until approximately this time next year.

Mr. Curtin confirmed that there were no significant changes in the prior approved plan other than the minor ones cited in the extension request letter. Mr. Davidheiser concurred that there were no changes to the footprint, building or site plan; the only change is the addition of 31 first-floor half bathrooms in order to meet the New York state visiting requirements for the funding application. Mr. Curtin advised that the timing on the original approval has expired; however, Mr. Curtin also stated that Mr. Davidheiser has shown good cause by making the Board aware that there was an application for funding, upon which this project is dependent. Mr. Curtin also pointed out that there are no other significant projects in that area that would impact the decision that the Board has already made. Since no significant changes have been made to the original plan, Mr. Curtin advised the Board to consider waiving re-application and granting a 6-month extension.

Mr. Klaben stated that he would be against a full year extension, but he would approve a 6-month extension.

Mr. Cesta questioned the confidence level of obtaining the funding. Mr. Davidheiser advised that the 3 bullet points have been addressed with the State, and Christopher Community is highly confident that the funding will be granted. Mr. Cesta asked what would happen if they do not receive the funding. Mr. Davidheiser advised they would re-apply next Spring, if needed. Mr. Davidheiser also advised that he will make the Planning Board aware of the State decision when it is received.

Mr. Dooher moved to grant the 6-month extension to Christopher Community. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

Mr. Cesta moved to approve the minutes from September 23, 2019 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

DISCUSSION

Chairman Fatcheric explained that the Planning Board had met with Mr. Brian Kiteveles on behalf of Mr. **Komuda** for the **M & M Hill** Subdivision at the 10/16/19 meeting; however, there was not a sufficient amount of Board staff present. Mr. Kiteveles had been advised that the County and this Board have already denied the application twice. Mr. Kiteveles has the right to bring the Sketch Plan application back to the Board.

Mr. Curtin supported the fact that the applicant has every right to advance his application. Based on the two prior referrals, Mr. Curtin also concurred with the Chairman that the odds of this application being recommended by the County is infinitesimally small due to no significant change in dynamics other than the reduction of one lot. The Board has been trying to state that the applicant will most likely not have the necessary support of the County and the Planning Board.

Mr. Kiteveles stated that he understands what Mr. Curtin had explained. Mr. Kiteveles then distributed letters to the Board members from the Fire Chief regarding life safety. They were read by the Board.

Mr. Curtin commended the Warners-Memphis Fire Department, and he suggested that the letter should accompany any possible future referral to Onondaga County Planning Board (OCPB). Although the letter is an opinion, it may be beneficial.

Mr. Curtin asked Mr. Kiteveles if he wishes the Board to proceed. Mr. Kiteveles said yes. Chairman Fatcheric explained the Preliminary Plat application and map revision that will be needed for the next step. If the application is completed and proper documentation is received, it can be referred to OCPB at the next meeting.

Mr. Cesta questioned if another Public Hearing will be needed. Mr. Curtin advised that it would be at the discretion of the Board. The Board will be compelled to create a record of review and schedule a Public Hearing if there is any degree of controversy or public interest; however, it is too soon to make that decision.

Mr. Cesta asked Mr. Kiteveles if there were any plans to make changes to the property. Mr. Kiteveles said no. Chairman Fatcheric advised that one of the main issues concerns the common-use driveway for 3 parcels based on the right-of-way, which could be a safety issue. Mr. Kiteveles is aware of this and noted that is still a wooded territory.

Mr. Cesta noted the topography and water drainage issues, citing concerns of neighbor.

Mr. Kiteveles explained natural drainage from the hill cannot be changed. He also explained the existing pipes and drainage, and advised that they had enlarged the pipes to allow more free flow drainage.

COMMENTS OF TOWN OFFICIALS

Mr. Callahan commended the Board's handling of Kim L. Ta at this meeting. He also gave favorable comments of Ms. Ta and her business.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF THE BOARD

Mr. Mallore questioned if the main issue concerning M & M Hill Subdivision pertains to the third parcel of land. Chairman Fatcheric believes that it is the whole subdivision, not that specific parcel. The County has twice recommended for no further subdivisions to be made on the property. Mr. Curtin reiterated that the existing property was part of a larger parcel that had previously been subdivided, and there is a County Planning caveat for no further subdivisions. Based on M & M Hill's previous attempts to subdivide the property, Mr. Curtin also mentioned that this property is not capable of being properly subdivided based on health, safety, environmental and general welfare issues.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:36 p.m. Mr. Dooher seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
November 13, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Don Klaben
Jason Mallore

STAFF PRESENT:
Paul Czerwinski, Engineer

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 3 other people

ABSENT:
George Dooher
Tracy Lauer
Paul Curtin, Attorney

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS:
Bhagwati Petroleum Inc. – Sunoco Station **TM # 038.-02-35.1**
3771 Milton Avenue
Amended Site Plan

Dinesh Ohri, owner and applicant, appeared to present the application for proposed removal of yellow façade panels on two sides and installation of new goose neck light fixtures on faces. Building color will remain the same.

Mr. Klaben commented that there will be no change in signage. Mr. Ohri confirmed that the lighting will be the only change.
.
Mr. Cesta questioned any painting of gables or building. Mr. Ohri stated there will be no painting and it will remain red. Mr. Cesta also questioned canopy that is missing from the pumps on the west side. Mr. Ohri confirmed that the fire suppression system is active despite there being no canopy.

Mr. Mallore questioned the size of the new lighting. Mr. Ohri verified that the fixture will be RD 200, which has a diameter of 16”.

Mr. Cesta moved to declare lead agency status. Mr. Klaben seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare this an unlisted action. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Klaben moved to make a negative declaration. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution #30
Mr. Cesta moved for approval of amended site plan as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Town Board Referral #1
Proposed Amendment of Municipal Code Chapter 30-Zoning §803-Temporary Signs (D)
Resolution #31
The Planning Board made a positive recommendation on the re-wording of temporary construction signs.

Town Board Referral #2 (two parts under Town Board Resolution #189)

1. Proposed Amendment of Municipal Code Chapter 30-Zoning §1503-Amendments to the Zoning Map, to change zoning classification of 105 Hunt Avenue
2. Proposed Amendment of Municipal Code Chapter 30-Zoning §1002-Required Buffer Strips, paragraph (B)

Resolution #32
After much discussion, the Planning Board took no position on Town Board Resolution 189.

OLD BUSINESS
Malibu Hills Estates **TM # 015.1-06-12.4**
Malibu Hills Drive
Final Plat Application

Ron Milback Sr., father of the applicant, appeared present the application for filing of 5 additional lots, which are Lot #s 14, 15, 20, 27 and 28. Mr. Milback confirmed that there will be no development at this time on the flag lot between Lots 23 and 25.

Mr. Czerwinski confirmed that the lots in this property are relatively the same except for the wetland designation on Lots 20, 27 and 28 which must remain, and the storm underwater drain on Lots 14 and 15 which must be kept operational or modified to prevent any drainage issues. Mr. Czerwinski also advised that markers were to be installed on property line with wetland buffer for conditional approval of future lots. Mr. Milback Sr. stated that this will be verified by the surveyor. Mr. Czerwinski also

explained the temporary road that is currently to be used for construction vehicles, and Mr Milback Sr. confirmed that this road is and will continually be used for construction purposes in place of the main entrance.

Chairman Fatcheric confirmed that SEQR has already been declared on this project.

Resolution # 33:
Mr. Mallore moved for approval of 5 additional lots as submitted. Mr. Klaben seconded the motion and it was unanimously approved.

Resolution # 34:
Mr. Cesta moved to set Parkland Fees for 5 lots. Mr. Klaben seconded the motion and it was unanimously approved.

MINUTES

Mr. Cesta moved to approve the minutes from October 16, 2019 as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $450.00, $0.00 of which is recoverable. Chairman Fatcheric explained that previous bills had been overpaid due to a software issue, and a resolution has been made to correct the issue partially through a refund check and partially through clearing charges. Mr. Cesta moved to approve this resolution. Mr. Klaben seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice, P.C. for engineering fees of $2135.99, $1885.99 of which is recoverable. Mr. Mallore moved to approve payment. Mr. Cesta seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF THE BOARD

Mr. Cesta commented on the complaints regarding the clean-up of debris by towing operators after accidents on Route 5. He will discuss this with the Councilperson of that area.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:40 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
November 25, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Jason Mallore
Tracy Lauer
George Dooher
Don Klaben

STAFF PRESENT:
Paul Czerwinski, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 6 other people

ABSENT:
None

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
Gasparini Property Management Inc. **TM # 015.-03-05.3**
Lot #3 - Spicer Subdivision
Horan Road
Site Plan

Gary Gasparini and his son Scott Gasparini, applicants, appeared to present the application for proposed construction of two buildings, one now and one in the future. The current one will be a 50 x 100-foot steel building on .88 acres with flex space. Mr. Gasparini explained the signage, which will fall within Town requirements. There will be lighting in both the front and back of the building. Mr. Gasparini also showed pictures of the proposed building to Board members.

Chairman Fatcheric questioned the parking requirements based on comment from Code Enforcement. Town requirement would be 12-24 spots, depending on the use. Mr. Gasparini stated that the proposed building will be geared towards auto body/repair, various contractors and storage, with possibility for retail but he is not sure at this time. Mr. Gasparini will designate parking, if needed. Chairman Fatcheric advised Mr. Gasparini per Code Enforcement that the entire parking area must be paved unless there is a Zoning Board variance. Chairman Fatcheric also noted that the current front yard setback of the building is 50-feet but Code Enforcement has determined that it

should be set at 40-feet based on the shape of the lot and average depth of side yards. Mr. Curtin confirmed that the Planning Board would accept this Code Enforcement determination.

Mr. Klaben questioned the flood plain and Mr. Gasparini showed the location of the building in comparison to it. Mr. Czerwinski questioned the wetland limitations and advised Mr. Gasparini that he will need a permit through the DEC if any construction will be within 100-feet of the wetlands.

Mr. Cesta questioned if the building will be used for non-retail sales. Mr. Gasparini stated that the use of the building is still unknown at this time and he understands that future building use may change the parking requirements. Mr. Cesta questioned the number of facilities in the building. Mr. Gasparini advised that it is designed for 4 units and he understands that the applicable parking must be shown on the plan.

Ms. Lauer requested that the parking and snow storage, if applicable, are to be shown on any future plan and that a clearer scale is provided. Ms. Lauer also requested that colors and specs for the lights are included in the package. Mr. Gasparini understands.

Mr. Czerwinski questioned the total disturbed area for construction. Mr. Gasparini believes that it is .88 acres, not including the future building. Mr. Curtin advised that both buildings would have to be included in order to avoid segmentation. Mr. Curtin also noted the importance of parking and the lot coverage ratio. Mr. Czerwinski advised that a storm water SWIPP will be required if the total construction will be more than one acre.

Chairman Fatcheric noted that this item will have to be referred to County Planning when the site plan is refined. This parcel also falls within the 3-mile limit zone. It will be continued at a future date.

Camillus Medical Center West (Greenleaf Energy Solutions) TM # 030.-04-30.0
5700 West Genesee Street
Amended Site Plan

Karl Blasavage, applicant, appeared to present the application for design of new lighting in the parking lot. Mr. Blasavage showed the layouts for LED 1:1 conversion. New lighting will be on existing poles.

Mr. Mallore asked if any existing lighting will be lost. Mr. Blasavage said no; the new design will have a higher lumen package.

Ms. Lauer asked if there is a plan with a clearer showing of the property line. Mr. Blasavage stated that the current plan was found on Google maps, and he pointed out the property line. Ms. Lauer asked for a map to be provided with future package that clearly denotes the property line.

Mr. Cesta questioned if there will be any changes to the exterior sign lighting or building lighting. Mr. Blasavage advised that the only change will be on pole lighting in the parking lot.

Mr. Klaben asked if the lighting will affect the house that exists on the property line. Mr. Blasavage stated that the lighting will be adjusted on-site to ensure that it is not bleeding into the property.

Mr. Czerwinski requested larger copies of the photometric maps. Mr. Blasavage explained that one of the maps shows the existing lighting and the other map shows the proposed new lighting, and he will provide a larger scale.

Mr. Curtin confirmed that the current scale is too small for the Town Engineer analysis. Additional details must be provided.

This item will be continued at the next meeting.

OLD BUSINESS:

Superior Waste Removal/Towpath Inc. **TM # 005.-03-07.2**
2399 Tacoma Road
Amended Site Plan

Steve Calocerinos, engineer, appeared to present the application for proposed addition of 52 x 76 foot pole barn (Joe Buffa, applicant, was also in attendance). Mr. Calocerinos explained the dimensions of the building, which will be used mainly for storage purposes. Mr. Calocerinos also explained that the trailer on-site is used as an office and it will be placed under the porch area of the pole barn. Majority of the site is dirt and gravel and there is no public paving. Mr. Calocerinos advised that the private paving will be maintained on a regular basis, and that the parking will be better defined. Number of parking spaces conforms to Code regulations.

Chairman Fatcheric advised that a variance for paving will be required by Code based on comment from Code Enforcement. Mr. Calocerinos understands.

Mr. Klaben questioned the nature of the property use. Mr. Calocerinos explained that it is currently a waste collection business. Waste is transferred off site, with no refuse being stored or dealt with on-site. Main purpose is storage and maintenance of vehicles. Mr. Klaben also questioned the possibility of oil leakage on the site and noted the close proximity to the Erie Canal. Mr. Buffa advised that containment is available. There have not been many issues on-site, and any major issue will be referred to TRS Transportation Repair.

Mr. Mallore stated that any possible leakage will permeate much quicker through gravel than pavement. Mr. Buffa advised that the chance of leakage is very slim due to the structure of lines within the garbage trucks.

Mr. Cesta noted that this site exists in a zone industrial area with the only impact being the Erie Canal Park, and the proposed buffering is along the frontage. Mr. Calocerinos advised that conifers or evergreens will be planted to ensure that the landscaped area is deer and beaver resistant. There will be no changes where the stream drains wetland into the Erie Canal. Mr. Calocerinos noted the exact portion of the site that will be changed. Mr. Cesta suggested extension of planting in buffering area and focus on drainage. Mr. Buffa noted that dumpster service is provided to clients. Mr. Buffa also noted that DEC regulations are being met and he explained the maintenance of vehicles.

Mr. Czerwinski questioned the location of wetlands and flood plain boundary on the site. He also noted that 2 driveways exist on the site and questioned if the Town minimum standards are being met. Mr. Buffa stated that the driveways have not been changed, and Mr. Calocerinos noted that the driveways conform to the minimum and accommodate 2-way traffic. It was also noted that there will be no changes in draining.

Mr. Curtin noted that Mr. Buffa is working with the DEC on paving and application for variance would be helpful. He expressed concern regarding the number of active vehicles compared to inactive ones and temporary storage for scrapping purposes, and Mr. Curtin suggested notation of area on site where inactive vehicles will be parked and screened from view. Mr. Curtin also suggested location of trees that are being added. Mr. Calocerinos will provide photos. Mr. Curtin recommended lighting for security.

Referral will be submitted to County Planning since property line is within 500 feet of the Erie Canal.

Mr. Cesta moved to declare lead agency based on current information. Mr. Klaben seconded the motion and it was unanimously approved.

Ms. Lauer moved to make a motion to refer to County Planning. Mr. Mallore seconded the motion, and it was unanimously approved.

M & M Hill Subdivision/Anthony Komuda **TM # 007.-05-06.1**
2986 Warners Road
Preliminary Plat – SOCPA referral

Chairman Fatcheric explained that the applicant has downsized to a 2-lot subdivision and this is being treated as a new application (prior requests have been denied).

Ms. Lauer moved to declare lead agency based on current information. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Dooher moved to make a motion to refer to County Planning. Mr. Klaben seconded the motion, and it was unanimously approved.

MINUTES

Mr. Mallore moved to approve the minutes from October 28, 2019 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

CORRESPONDENCE

A voucher was received from Curtin Law Firm for legal services in the amount of $607.50, $0.00 of which is recoverable. Ms. Lauer moved to approve payment. Mr. Mallore seconded the motion and it was unanimously approved.

A voucher was received from Barton & Loguidice P.C. for engineering services in the amount of $826.01, $701.00 of which is recoverable. Mr. Cesta moved to approve payment. Mr. Dooher seconded the motion and it was unanimously approved.

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF THE BOARD

None

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:55 p.m. Mr. Klaben seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

TOWN OF CAMILLUS
PLANNING BOARD MINUTES
December 9, 2019 - 7:00 pm

PRESENT:
John Fatcheric, Chairman
Chris Cesta
Jason Mallore
George Dooher

ABSENT:
Tracy Lauer
Don Klaben

STAFF PRESENT:
Paul Czerwinski, Engineer
Paul J. Curtin, Jr., Esq.

GUESTS AND MEMBERS OF THE PUBLIC
Approximately 4 other people

Chairman Fatcheric called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

PUBLIC HEARINGS:
None

NEW BUSINESS:
David and Judith NuHavun **TM # 032.-04-07.0**
141 Winding Way
Zoning Board Referral – Home Business

David and Judith NuHavun, applicants, appeared to present the application for site plan approval based on a Zoning Board referral. The home business will be a real estate brokerage on ground floor in compliance with Zoning 403.A.5. Ms. NuHavun is requesting approval of a sign on the house which will conform with Town regulations. Chairman Fatcheric explained that the Planning Board will look at site specific issues, i.e. lighting, parking, possible changes to house, and that the size of the sign is based on Code allowance.

Mr. Mallore questioned the traffic and asked if there would be any change in lighting. Ms. NuHavun advised there will be no increase in traffic and no change in lighting. She needs approval of a 1 x 2-foot sign on the house.

Mr. Cesta understands the applicants' intent for small business in residential area, and he recommended a small sign and numbering on the mailbox.

Mr. Curtin questioned the location of the office area and number of desks. Ms. NuHavun advised it is located by the front door and there are 2 desks. The applicants

showed the proposed location of the signage. There will currently be no lighting on the signage. Mr. Curtin explained that any future possible lighting would have to be approved by Code Enforcement due to possible effect on the character of the neighborhood. Mr. NuHavun confirmed that there will be no other changes to the property and the garages are functional.

Mr. Curtin will send a letter to the Zoning Board of Appeals with positive recommendation from Planning Board and no identification of site specific issues.

OLD BUSINESS:
Camillus Medical Center West (Greenleaf Energy Solutions) TM # 030.-04-30.0
5700 West Genesee Street
Amended Site Plan

Mr. Czerwinski has had several conversations with Karl Blasavage, applicant who attended the last meeting but could not be here tonight. Mr. Blasavage had forwarded 2 drawings of fixtures at different locations in order to show the minimization of light fixture angles and intensity to prevent spillage on neighboring properties. Mr. Czerwinski has observed the location at dark and does not see any significant problem with fixtures or proposed lighting, but he advised the Board to consider monitoring the fixture observable from Sylvan Way. Everything is compliant with the Town code and it does not appear that the lighting will trespass onto property based on the photometrics; however, Mr. Czerwinski advised the Board to have Code Enforcement monitor that fixture for any possible complaints. A back shield may have to be added, which would not be a problem since all fixtures are adjustable.

Mr. Cesta noted the discussion of the property line at the last meeting. Mr. Czerwinski explained that the property line is 1-2 feet outside the limits of the pavement. The poles are not being changed.

Mr. Mallore questioned the lighting. Mr. Czerwinski advised that the fixtures can be seen from the neighboring properties but the lighting does not permeate into the yards. New lighting will be a flat fixture and will be directed at a different angle.

Mr. Curtin said that the Board has reserved a limited amount of jurisdiction in order to ensure that the mounting of new fixtures conforms to the plans, and any re-orientation would be monitored by Code Enforcement and reported to the Board. Mr. Curtin also noted that the Medical Center operates from early morning until early night, so the lighting should be minimal during night-time hours. Mr. Czerwinski advised that certain practices in the building have evening hours until approximately 7:30-8:00 p.m. Lights will primarily be close to the building. Mr. Curtin recommended that the lighting should be dimmed from evening until morning hours, especially in areas contiguous to residential properties.

Mr. Mallore moved to declare lead agency status. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Dooher moved to declare this an unlisted action. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Cesta moved to make a negative declaration. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Curtin agreed the Board could proceed with a motion to approve the plan as submitted for replacement of lighting heads on existing fixtures, with approval subject to inspection by Code Enforcement Officer in order to ensure compliance with Code and/or re-direction of fixtures.

Resolution # 35:
Mr. Dooher moved for conditional approval of amended site plan as submitted and as noted above. Mr. Mallore seconded the motion and it was unanimously approved.

Resolution # 36:
Mr. Mallore moved to set Professional Fees at approximately $250.00 for engineering services. Mr. Cesta seconded the motion and it was unanimously approved

MINUTES
Mr. Cesta moved to approve the minutes from November 13, 2019 as submitted. Mr. Dooher seconded the motion and it was unanimously approved.

DISCUSSION
Dublin Development **TM # 017.-02-81.1**
189 Bennett Road & Warners Road

Mr. Dan Stanistreet will be moving forward with the project this Spring. He understands the Professional Fee charges that have been billed, but he is questioning the Parkland Fee charges since previous ones have already been paid. Mr. Stanistreet noted that he was billed for 2 lots on November 13, 2013 and was then billed fees of $500.00 per unit for 4 units on February 7, 2017. He said that the $2000.00 charge was paid on October 31, 2017 and he assumed it was a closed matter. There are two 3-unit buildings in his next phase and he has now received a letter with fees of $2000.00 for the occupied duplex unit and $3000.00 for the upcoming units. Mr. Stanistreet has brought this issue to his own counsel. Chairman Fatcheric asked if one of the buildings that was previously approved was never built. Mr. Stanistreet advised that the two 3-unit ones which were approved this year have not been constructed yet. Mr. Curtin asked if a letter has been submitted to the Town because he does not have a copy of it, and Mr. Stanistreet stated that he submitted the letter on November 20, 2019. Mr. Curtin advised that he has spoken with Mr. Stanistreet's counsel. There are 2 separate

applications, one for subdivision approval and one for per-unit basis (the area had to be subdivided before the units could be developed). Mr. Curtin will review Mr. Stanistreet's letter and he will determine if there can be an amendment. This issue will be reserved for discussion until the entire Board is present. Mr. Stanistreet understands, and he advised that the Professional Fees will be paid by January 15. 2020.

2020 ORGANIZATIONAL

Mr. Cesta moved to hold meetings on the second and fourth Monday of the month at 7:00 p.m., with the exception of holiday weeks. Mr. Dooher seconded the motion and it was unanimously approved.

Mr. Cesta moved to approve Colleen Sauer as Planning Board Clerk. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve Barton & Loguidice P.C. as Planning Board Engineer. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Dooher moved to approve the Curtin Law Firm as Planning Board Attorney. Mr. Cesta seconded the motion and it was unanimously approved.

Mr. Mallore moved that the Planning Board recommend reappointing Mr. Dooher as alternate member. Mr. Cesta seconded the motion and it was unanimously approved

Mr. Cesta moved that the Planning Board recommend reappointing Mr. Fatcheric to another term as Chairman. Mr. Mallore seconded the motion and it was unanimously approved.

Chairman Fatcheric moved that the Planning Board recommend reappointing Mr. Cesta to another term as Vice Chairman. Mr. Mallore seconded the motion and it was unanimously approved.

The meeting scheduled for 12/23/2019 has been postponed.

CORRESPONDENCE

None

COMMENTS OF TOWN OFFICIALS

None

COMMENTS OF THE ATTORNEY

Mr. Curtin commended the Board for the work done in 2019 and advised that it has been a privilege working with Mr. Czerwinski, who will be retiring. He also wished everyone a Merry Christmas and Happy New Year.

COMMENTS OF THE ENGINEER

Mr. Czerwinski stated that he has enjoyed the company and time spent at the Town Hall, and he let the Board know that they are in good hands with his successor, Chuck White. He also wished everyone a Happy Holiday.

COMMENTS OF THE BOARD

Mr. Dooher, Mr. Mallore, Chairman Fatcheric and Mr. Cesta all thanked Mr. Czerwinski for his guidance, friendship and support, and let him know that he will be missed. They also wished everyone a Merry Christmas and Happy New Year.

ADJOURNMENT

Mr. Cesta moved to adjourn the meeting at 7:40 p.m. Mr. Mallore seconded the motion and it was unanimously approved.

Respectfully submitted,

Colleen Sauer
Planning Board Clerk

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